(600 Providence Road) 9th Election District 4th Councilmanic District

John O. Bostwick, et ux Petitioners

\* BEFORE THE \* ZONING COMMISSIONER

\* OF BALTIMORE COUNTY \* Case No. 89-22-A

\* \* \* \* \* \* \* \* \* \* \* FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit a freestanding, double-faced sign totalling 16 sq.ft. in lieu of the permitted 8 sq.ft. sign attached to the building, as more particularly described on Petitioner's Exhibit 1.

The Petitioners, by Mr. Bostwick, appeared and testified. There were no Protestants.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Zoning Commissioner the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT, IS ORDERED by the Zoning Commissioner for Baltimore County this 22 day of July, 1988 that the Petition for Zoning Variance

REASONS FOR REQUESTED VARIANCE

Re: Freestanding sign at 600 Providence Road

The difficulties or hardship criteria is not peculiar to the subject property in comparison with other properties in the zoning district as properties on either side, namely, 606 E. Joppa Road and 602-604, 606 Providence Road have similar freestanding signs which must have also necessitated variances.

2) Strict compliance with the requirement would create an unreasonably burdensome situation whereas janitorial employee prospects coming in to apply for jobs would have trouble finding the property if an identifying sign was attached to the dwelling rather than out nearer the street at this busy intersection. ServiceMaster of Baltimore, a custodial cleaning firm, is the tenant of this building.

3) Relief can be granted and still maintain the spirit of the regulation which is designed to eliminate large obtrusive signs designed to advertise, as this subject sign is similar in size to the maximum permitted square footage of a house-attached sign and merely announced the existence of the business and the type of business. A similar sign attached to the house would be in keeping with the ordinance but would in effect be a defacement to the house.

to permit a freestanding, double-faced sign totalling 16 sq.ft. in lieu of the permitted 8 sq.ft. sign attached to the building, in accordance with

Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

> 1) The Petitioner may apply for his sign permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

> Any new sign proposed by Petitioners and/or fu-ture property owners shall be for identification purposes only and shall provide the name of the company only. There shall be no advertising signs.

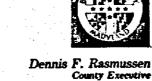
JRH:bjs

I ROBERT HAINES Zoning Commissioner for Baltimore County

Baltimore County Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204 494-3353 J. Robert Haines

July 22, 1988

Mr. & Mrs. John O. Bostwick 10 Hickory Hill Road Cockeysville, Maryland 21030



RE: PETITION FOR ZONING VARIANCE NW/S Providence Road, 24' E of Joppa Road (600 Providence Road) 9th Election District; 4th Councilmanic District Case No. 89-22-A

Dear Mr. & Mrs. Bostwick:

Enclosed please find the decision rendered on the above-referenced case. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 494-3391.

Very truly yours,

J. Robert Houses
J. ROBERT HAINES Zoning Commissioner for Baltimore County

Enclosure cc: People's Counsel

JRH:bjs

DESCRIPTION FOR VARIANCE

600 PROVIDENCE ROAD 9th ELECTION DISTRICT

Located on the northwest side of Providence Road at a distance of 24 feet, more or less east of Joppa Road and running thence North 11°44' West, 4.71 feet; thence North 05°26' East, 130.85 feet; thence South 32028' East, 70.05 feet; thence South 05026' West, 116.24 feet to the northwest side of Providence Road; thence along the northwest side South 81°54'47" West, 70.58 feet to the point

Zoning Commissioner
Office of Planning & Zoning Towson, Maryland 21204 J. Robert Haines

6-29-88

Dennis F. Rasmussen

Mr. & Mrs. John O. Bostwick 10 Hickory Hill Road Cockeysville, Maryland 21030

Petition for Zoning Variance CASE NUMBER: 89-22-A NW/S Providence Road, 24<sup>t</sup> E Joppa Road (800 Providence Road) 9th Election District - 4th Councilmenic Petitioner(s): John O. Bostwick, et ux

HEARTING SCHEDULED: TUESDAY, JULY 19, 1988 at 11:00 a.m.

Please be advised that \$\frac{\beta}{\too.95}\$ is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE REVENUE DIVISION	payable to Baltimore County,	Offic	and and br e, County inutes bef	Office
MISCELLANEOUS CASH RECEIPT  DATE 7/19/88 ACCOUNT	01-615		ost set(s) ach set no	
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B. B CE 001 *** * 133 B		ssione: unty	r of	
VALIDATION OR SIGNATI	URE OF CASHIER	*		÷.

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 203.3.C to permit a freestanding double-faced sign

totalling 16 sq. ft. in lieu of the permitted 8 sq. ft. sign attached

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for following reasons: (indicate hardship or practical difficulty)

See attached

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we

		are the legal owner(s) which is the subject of the	of the properties.
Contract Purchaser	•	Legal Owner(s):	
		John O. Bostwick	
(Type or Print Na	me)	(Type or Print Name)	<b>-</b>
Signature		Signature	, 
Κ		Hrachik Bostwick	<b></b>
√ Address		(Type or Print Name)	
18		Horalite Fastington	
City and State	<del></del>	Signature	
Attorney for Petitic	oner:		
9		10 Hickory Hill Road	252 <b>-</b> 7452
(Type or Print Na:	me)	Address	Phone No.
			21030
Signature		City and State	
<i>M</i>	•	Name, address and phone number	of legal owner.
Address		tract purchaser or representative	to be contacted
		_	

Attorney's Telephone No.: ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_\_/8th\_\_day of \_\_\_\_\_\_, 1988, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore 19th day of July

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

	Date of Posting 6/11/87
Posted for: VOYIGACO	Date of Posung
Posted for: July 0. Bostwick et un	
Location of property: NWIS Providence Re	1. 24' E/Josea Rd
600 Produce RN	
Location of Signer Pacing Providence Re-	Approx. 15' fr. 100d way)
on freporty of Petitioner	
Posted bySignature	Date of return: 6/29/87
Signature	

successive weeks, the first publication appearing on \_\_\_ Qure 22, 19.88 The second sign are listed a second second sign are second sign are second sign as a fact that it is a fact to the second sign are second sign as a second s TOWSON TIMES, S. Zehe Orlun 352.20 Localett HARSE
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Local June 22 CERTIFICATE OF PUBLICATION

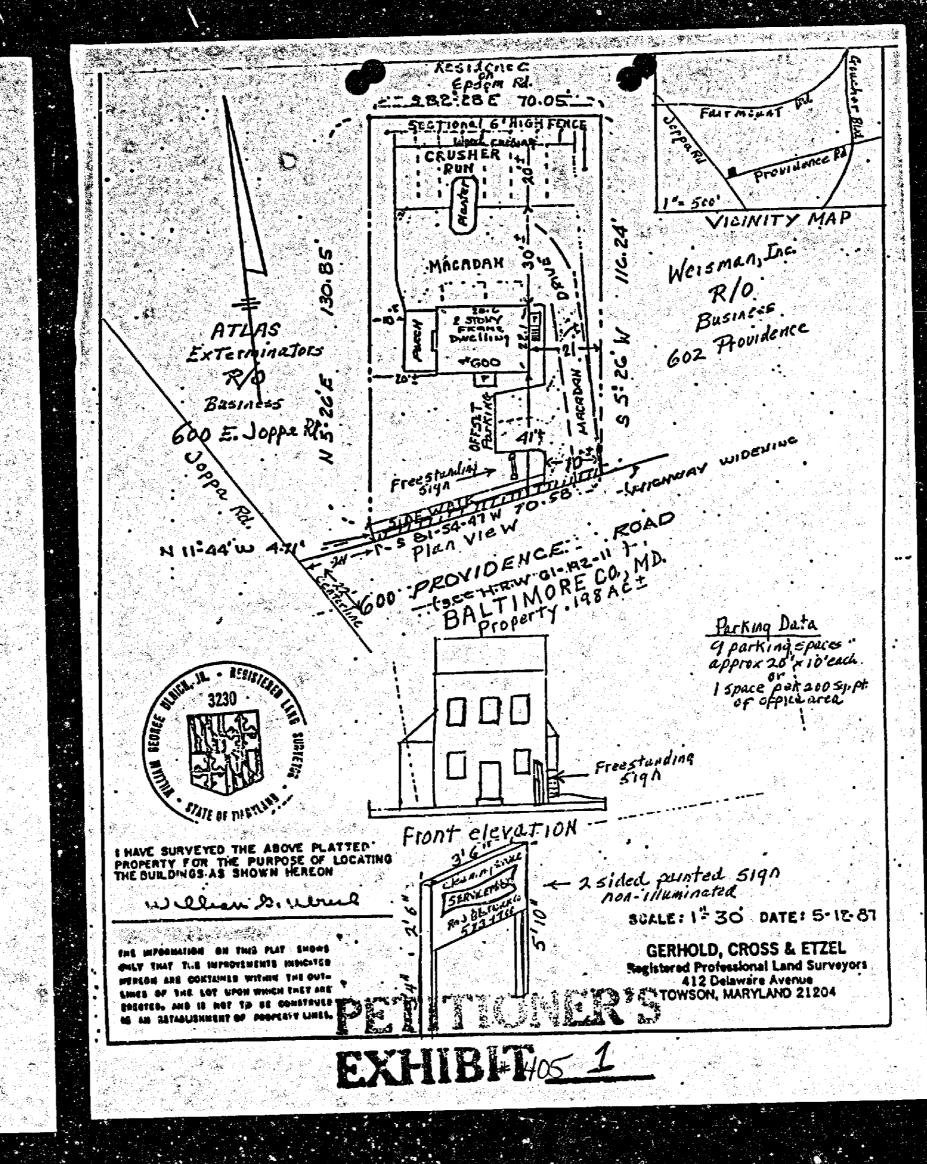
blished in Towson, Baltimore County, Md., once in each

THE JEFFERSONIAN,

5. Zete\_Olm

ing on Chure 23, 1988

Baltimore County Office of Planning & Zoning Towson, Maryland 21204 494-3353 NOTICE OF HEARING The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows: Petition for Zoning Variance CASE NUMBER: 89-22-A NM/S Providence Road, 24 E Joppe Road (600 Providence Road) 9th Election District - 4th Councilmenic Petitioner(s): John C. Bostwick, et ux HEATING SCIEDULEDS THESOAY, JULY 18, 1988 at 11:00 s.m. VARIABLE to permit a freestanding double-faced sign totalling 18 mg. ft. in lieu of the permitted B sq. ft. sign attached to the building. In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing. J. ROBERT HAINES Zoning Commissioner of Baltimore County John C. Bostwick, st w



BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building
111 W. Chesapeake Avenue Towson, Maryland 21204 Your petition has been received and accepted for filing this Petitioner John O. Bostwock, et ux Petitioner's Attorney Advisory Committee

Baltimore County Fire Department
Towson, Maryland 21204-2586 494-4500 Paul H. Reincke

J. Robert Haines

The Zording Commission tenar of Sab timore County, by suchestry of the Zoning Act and Regulations of Baltimore Cranity will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake. Avenue in Towson.

Agryand at tollows:
Petition for Zoning Variance
Case Number. 89-22-favor
NWS Providence Road, 24
Jopps Road (600 Providen
Road)
9th Election District
4th Councilmanic District
Petitionents

John O. Bostwick, at the Hearing Date: Tuesday, July 17, 1988 at 11:00 a.m. Mariance to permit a freestanding double-faced sign totalling 16 aq. R. in lieu of the permitted 8 sq. ft. sign

ROBERT HANGS
Zoring Commissioner of
Balansee County

6320 Same 23

May 13, 1988

Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, MD 21204

Re: Property Owner: John O. Bostwick, et ux Location: NW/S Providence Rd., 24' E. Joppa Road

Zoning Agenda: Meeting of 5/17/88 Item No.: 405 Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

2. A second means of vehicle access is required for the site. ) 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection A sociation Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.

) 6. Site plans are approved, as drawn.

ZONING OFFICE

TO J. Robert Haines

Zoning Commissioner

Engineering

State Roads Comiss

Bureau of Fire Prevention

COUNTY OFFICE BLDG. 111. W. Chesapeake Ave. Towson, Maryland 2120

P. David Fields, Director
Office of Planning and Zoning SUBJECT Zoning Petition #89-22-A

BACIMORE COUNTY, MARYAND

INTER-OFFICE CORRESPONDENCE

This office is opposed to the granting of the sub, ct request, believing that the provisions governing signs in the Ealtimore County Zoning Regulations are quite adequate.

PDF/jat cc: Shirley Hess, People's Counsel

J. G. Hoswell

Zoning File

cc: Mr. & Mrs. John O. Bostwick

June 22, 1988

Health Department Project Planning **Building Department** 

Board of Education Industrial d

BALTI MORE COUNTY ZONING PLANS ADVISORY COMMITTEE July 11, 1988

Mr. & Mrs. John O. Bostwick 10 Hickory Hill Road Cockeysville, Maryland 21030

> RE: Item No. 405 - Case No. 89-22-A Petitioner: John O. Bostwick, et ux Petition for Zoning Variance

Dear Mr. & Mrs. Bostwick:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

garres 4. Dyelde JAMES E. DYER Chairman Zoning Plans Advisory Committee

Baltimore County Department of Public Works Bureau of Traffic Engineering Courts Building, Suite 405 Towson, Maryland 21204 494-3554

June 23, 1988



Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 399, 400, 402, 404, 405, 406 and 407.

Stephen E. Weber, P.E. Assistant Traffic Engineer

SEW/RF/pml-b